



City of Carmel

Carmel Advisory Board of Zoning Appeals Regular Meeting Monday, September 26, 2005

Time: **6:00 P.M.**
Place: Council Chambers, Second Floor
Carmel City Hall
One Civic Square
Carmel, IN 46032

AGENDA:

- A. Call to Order (6:00 p.m.)
- B. Pledge of Allegiance
- C. Roll Call
- D. Declaration of Quorum
- E. Approval of Minutes of Previous Meeting
- F. Communications, Bills, and Expenditures
- G. Reports, Announcements, Legal Counsel Report and Department Concerns
- H. Public Hearing.

1-5h. Meridian Corporate Plaza

The applicant seeks the following use variance & development standards variance approvals:

Docket No. 05080033 UV	ZO Chapter 23B.03	permitted uses
Docket No. 05080034 V	ZO Chapter 23B.08.01.C	build to lines
Docket No. 05080035 V	ZO Chapter 3.07	definition of sign area
Docket No. 05080036 V	ZO Chapter 25.07.02-10(c)	sign area per sign
Docket No. 05080037 V	ZO Chapter 25.07.02-10(b)	# signs/ transfer of sq. ftg.

The site is located at 401 Pennsylvania Pkwy. and is zoned B5 & B6/Business within the US 31 Overlay. Filed by Steve Granner of Bose McKinney & Evans for MCP Partners, LLC.

6h. ~~WITHDRAWN Appeal, Little Farms Addition, Lots 31-33 (replat)~~

~~The applicant seeks to appeal the decision of the BZA, which approved a 25-ft front yard setback for a replat of Little Farms Addition, lots 31-33 within Home Place.~~

~~**Docket No. 05080027 A** **ZO Chapter 30.01** **Appeals to the Board**~~

~~The site is located at 10423-25 Ethel Street and is zoned R-3/Residence.
Filed by Pat Robinson.~~

7-9h. Carmel/Clay Historical Society

The applicant seeks use variance approval for an archival & conservation center.

Docket No. 05070022 UV	Chapter 8.01	permitted uses
Docket No. 05070023 V	Chapter 23D.03.C.3.b(iv)	5-ft side yard setback
Docket No. 05070024 V	Chapter 27.05	reduced parking spaces

The site is located at 211 First Street SW and is zoned R-2/Residence within the Old Town Character Subarea.

Filed by Tom Rumer of the Carmel/Clay Historical Society.

10h. Burford Office Park

The applicant seeks the following development standards variance:

Docket No. 05080030 V ZO Chapter 23E.07.A.1.a Parking Area Landscaping

The site is located at the 10400 block of N. Delaware/Pennsylvania Streets and is zoned R-1 & R-3 Residence, partly within the West Home Place Commercial Corridor Overlay.

Filed by Jim Shinaver of Nelson & Frankenberger for Burford Properties, LLC.

11h. Yorktown Woods, Lots 1-33

The applicant seeks the following development standards variances on 29 lots:

Docket No. 05080044 V ZO Chapter 26.02.07(B) setback for side-load garages

The site is located south of Laura Visa Drive stub, east of SR 431.

The site is zoned R1/Residence, partly within the US 431 Overlay.

Filed by Charlie Frankenberger of Nelson & Frankenberger for MHE Development, LLC.

12-13h. Carmel Science and Technology Park, Blk 11- Medical Office Bldg

The applicant seeks the following development standards variances:

Docket No. 05080031 V ZO Chapter 25.07.02-10(b) two signs oriented north

Docket No. 05080032 V ZO Chapter 25.07.02-10(d)(i) directory sign height

The site is located at the southwest corner of Carmel Dr. & Guilford Rd. and is zoned M-3/Manufacturing. Filed by Mary Solada of Bingham McHale for BW Partners.

14h. Little Farms, Lot 16pt (lot size)

Applicant proposes to split his lot and seeks the following development standards variance:

Docket No. 05080038 V ZO Chapter 9.04.02.D minimum lot size

The site is located at 10506 Combs Ave and is zoned R-3/Residence within the Home Place Overlay. Filed by Shahpor Shahbahrani.

I. Old Business.

J. New Business.

K. Adjourn.

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